

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

**Project
Name:** Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

No comments.

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Division: CRA/Engineering **Staff:** Helen Gray
CRA Engineering Design Mgr
Office Ph. (954) 828-5018
Office Fax: (954) 828-5070
Email: HelenG@ci.fort-
lauderdale.fl.us

Project Name: 6th Street Plaza **Case #:** 12-ZR-02
912-914 NW 6th St.

Date: 12/04/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Planning and Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department prior to owner's application for a Building Permit. The plans may need to include exfiltration trench with details and elevations.
2. Show sufficient surface elevations to show how drainage works with the proposed improvements.
3. A lighting plan and photometrics are required.
4. Address trash pick-up ; is there going to be a common dumpster ?
5. Show utility service connections, including water, sewer, electric/phone/cable.
6. Furnish details on the fountain.
7. Address how persons using the parking lot will access the existing one-story building to remain on the west side of the project.

Additional comments may be forthcoming.

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Division:	Engineering	Member:	Tim Welch Engineering Design Mgr. Office Ph. 954-828-5123 Office Fax: 954-828-5275 Email: timw@cityfort.com
Project Name:	Maria Freeman/ Sixth Street Plaza	Case #:	12-ZR-02
Date:	12/10/02		

Comments:

8. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
9. It appears that a three (3) foot right of way dedication is required on Powerline Road (N.W. 9 Avenue) to satisfy the Broward County Trafficways Plan in accordance with Section 47-25.2 of the City Code. This portion of N.W. 9 Avenue requires a total dedication of 80 feet while only 37 feet appears to be existing by review of the submitted survey.
10. Sistrunk Boulevard (N.W. 6 Street) is a trafficway requiring 70 feet total right of way width. By review of the submitted survey it appears that it is not to scale. The dimension from centerline to property line is 31.5 feet as noted, but scales to approximately 35 feet. Additional right of way may be required along the frontage of the proposed building. Please verify with accurate survey or right of way maps from Florida Department of Transportation.
11. Please indicate on plans how water and sewer will be served to the proposed building. Verify that no services to the existing or new building will be impacted by the vacation of the alley.
12. This site plan presents a closure of an alley that appears to be one-way and improved for use by public. The vacation criteria would require that the alley include a turn around area if it is to be ended west of the current connection with N.W. 9 Avenue.

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13. The proposed access to N.W. 9 Avenue shall require a permit from the FDOT.
14. The existing connection at the alley and N.W. 9 Avenue shall be re-constructed remove the existing access and construction of the elevated sidewalk.
15. It is apparent that a continuous curb (Type F), shall be required along the west side of N.W. 9 Avenue along this site. Verify the recommended right of way improvements from the FDOT and construct accordingly with an approved permit.
16. Apply standard stop bars and signs to cross movements internal to this site parking lot. These elements must conform to FDOT and MUTCD standards.
17. Provide a photometric (lighting) plan in accordance with Section 47-20.14 of City Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

1. Show hydrant location and provide a flow test.
2. Show that exit stairs comply with NFPA 101, 7-5.1.4.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

1. A peninsula tree island with a min. width of 8' is required where a row of parking spaces terminates in an aisle or driveway.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
3. Indicate any existing trees or palms. All Tree Preservation Ordinance requirements apply.
4. Provide standard calculation list (available upon request).
5. Indicate requirements for irrigation.
6. Make sure there is no plant material in the 25' sight triangle that obstructs visability between 30" and 8' ht.
7. As possible, develop a street tree scheme for N.W. 6th St.

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Division:	Community Redevelopment Agency (Community and Economic Development)	Member:	Brenda Kelley 828-4531 Helen Gray 828-5018
Project Name:	Sixth Street Plaza New office and retail building 912-914 NW 6 Street	Case #:	12-ZR-02
Date:	December 10, 2002		

Comments:

Given that the above referenced project is located in the Northwest-Progresso-Flagler Heights CRA (NPF CRA) District, CRA comments are based on maintaining consistency with development goals and objectives established for the NPF CRA.

1. Site Plan

- Provide sidewalk on NW 5 Court
- Provide sidewalk adjacent to parking lot to connect NW 5 Court with Sistrunk
- Provide landscape bump-outs in R/W at ingress/egress
- Provide on-street parking from Sistrunk to parking lot driveway – be sure to address safe sight triangle(s) at intersection

2. Lighting Plan

- Lighting plan required – show lighting plus photometric diagram
- Lighting cannot be located in required bufferyard requirements

3. Miscellaneous

- This plan addresses only Phase I at this time – CRA requests future Phase II to site residential use fronting on NW 5 Court.

Additional comments may be forthcoming.

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Division: Police

Member: Det. C. Cleary-
Robitaille
954-828-6419

Project Name: Maria Freeman/
Sixth Street Plaza

Case #: 12-ZR-02

Date: 12/10/02

Comments:

1. All glass windows/doors must adhere to SFBC.
2. Stairwell doors should have alert tone or alarm if doors are ajar or in use.
3. Exterior doors leading from the stairwell should be for exit only.
4. Recommend burglary/robbery alarm systems.
5. Good architectural design, which should aid in beautifying Sistrunk Blvd.

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Division:	Zoning	Member:	Terry Burgess 954-828-5913
Project Name:	Maria Freeman/ Sixth Street Plaza	Case #:	12-ZR-02
Date:	12/10/02		

Comments:

1. Provide a narrative outlining compliance with the Neighborhood compatibility requirements of section 47-25.3 (point by point).
2. Indicate location of and screening of roof top mounted mechanical equipment pursuant to section 47-25.3.A.3.b.1.c.iii.
3. Buffer wall and landscape strip shall continue along property line abutting residential property of the proposed alley vacation.
4. Provide design details of the buffer wall pursuant to section 47-25.3.A.3.d.iv.
5. Provide documentation of the parking exempt status of the existing 12,000 sf two story commercial building.
6. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
7. Light fixtures shall not be located in the required landscape buffer area and shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
8. Provide building height from grade as defined in section 47-2.
9. Discuss sidewalk requirements along N.W. 5th Court.
10. Discuss requirements for additional right of way with the Engineering representative.
11. Indicate outline of balcony and awnings on site plan.
12. The proposed façade improvements to the existing two story building encroaches into the R-O-W
13. The proposed parking lot is short of handicap spaces. See requirements in the Florida Accessibility Code.
14. Show parking lot of the existing one story building.
15. Additional comments may be forthcoming at DRC meeting.

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Division:	Planning	Member:	Brenda Kelley	828-
Project Name:	Sixth Street Plaza New office and retail building 912-914 NW 6 Street	Case #:	4531 12-ZR-02	

Date: December 10, 2002

Project Description: The applicant proposes to construct a new 12,533 SF office and retail building. A rezoning from RM-15 to XP is required in order to construct a parking lot to serve the proposed building in a presently zoned RM-15 district.

Zoning: CB and RM-15 Center **Future Land Use:** Northwest Regional Activity

Comments:

1. Survey
2. Show building overhangs on existing building
3. Show all existing utilities on survey (verify utility pole locations)
4. Site Plan
 - a. Show existing zoning districts
 - b. Show breakdown of retail and office space including existing and proposed building(s)
 - i. Provide parking calculations – existing building must be included in calcs
 - c. Provide sidewalk on NW 5 Court
 - d. Provide sidewalk adjacent to parking lot to connect NW 5 Court with Sistrunk
 - e. Provide landscape bump-outs in R/W at ingress/egress
 - f. Provide on-street parking from Sistrunk to parking lot driveway – be sure to address safe sight triangle(s) at intersection
 - g. Parking lot landscape islands must be minimum 8' in width
 - h. Masonry wall must be continued behind building to provide buffer from residential – wall must not encroach in possible sewer/utility easement
 - i. No encroachments allowed in public R/W – suggest removing reference to existing building façade improvements from application
 - j. provide
5. Lighting Plan
 - a. Lighting plan required – show lighting plus photometric diagram
 - b. Lighting cannot be located in required bufferyard requirements
6. Landscape Plan
 - a. Must be consistent with Site Plan - sidewalk shown on NW 5 Court?
7. Miscellaneous

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- a. All plans must be revised and resubmitted on Dec. 10 to be heard at January P&Z meeting – formal DRC comments will not be available until Dec. 9th at the earliest.
 - b. This plan addresses only Phase I at this time – CRA requests future Phase II to site residential use fronting on NW 5 Court.
8. Additional comments may be forthcoming.